

**DAVID R. CRAIG**  
HARFORD COUNTY EXECUTIVE



**C. PETE GUTWALD**  
DIRECTOR OF PLANNING AND ZONING

**MARY F. CHANCE**  
DIRECTOR OF ADMINISTRATION

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## HARFORD COUNTY GOVERNMENT

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### Department of Planning and Zoning

Morris & Richie Associates, Inc.  
c/o Amy Dipietro  
3445-A Box Hill Corporate Center Drive  
Abingdon, Maryland 21009

RE: Eva Mar Concept Plan  
Concept Plan C14-004-3

Dear Ms. Dipietro:

The Department of Planning and Zoning hereby grants approval for the general distribution of land uses and the major road network proposed for the above referenced development.

**Location:**

This site is located on the north side of Fountain Green Road (MD 543) northwest of Churchville Road (MD 22). The site is further bordered by Amyclae Drive to the south and Shakespeare Drive to the north.

The proposed subdivision is located within the Third Election District, and encompasses Parcel 131, located on Tax Map 41.

Addresses for this development will be subject to review by the Department of Planning and Zoning, as well as the Department of Emergency Services and assigned following the Preliminary Plan review.

**Zoning and Development History:**

This area is shown as Low Intensity on the Harford County Land Use Plan. The proposed site is zoned R-1 (Urban Residential), and totals 152.574+/- acres. This plan proposes to develop a Continuing Care Retirement Community (CCRC) on 47.09 acres, shown on this plan as Parcel 1, utilizing the design standards set forth in Section 267-83 of the Harford County Development Regulations. The permitted density shall not exceed twenty-five (25) dwelling units per gross acre. The minimum lot size is twenty (20) acres and the maximum building height is four (4) stories.

*~ Preserving Harford's past; promoting Harford's future ~*  
(410) 638-3103

MY DIRECT PHONE NUMBER IS

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This plan further proposes to create a total of 144 single family dwelling units on 105.48 acres shown on this Concept Plan as Parcel 2. The lots will be developed utilizing Conventional Design Standards in conjunction with the Natural Resource District (NRD) Development Adjustment Option set forth in Section 267-62(F) of the Harford County Code since more than twenty-five percent (25%) of the site is located within the Natural Resource District (NRD). A total of 31.66 acres, or thirty percent (30.0 %) of Parcel 2 is located within the NRD. This option allows the project to utilize the design standards for the R-2 Zoning District, excluding density.

The development of the site shall require Preliminary Plan approval through the Development Advisory Committee. The Department of Planning and Zoning does not guarantee that the number of units identified on this plan will be achievable during the detailed design and Preliminary Plan approval process.

Community Input Meetings (C.I.M.) were held on January 6, 2014 and February 24, 2014, respectively. Meeting minutes from each meeting were forwarded to the Department of Planning and Zoning for addition to the project file.

### **Natural Features, Historic and Environmental Issues:**

This project is subject to the Harford County Forest Conservation Regulations of the Zoning Code. A Forest Stand Delineation (FSD 14-004-1) was submitted and approved by the Harford County Department of Planning and Zoning. A Forest Conservation Plan must be submitted concurrent with the Preliminary Plan. A request for a waiver shall be required for any specimen trees that are proposed to be removed or impacted for the construction of this subdivision.

There are non-tidal wetland areas and minor tributary streams shown on this plan. Three (3) stream crossings are shown on this plan. Department of the Army (DA) authorization is required for the proposal. The applicant will be required to demonstrate that impacts to waters of the United States have been avoided and/or minimized to the maximum extent practicable on-site. Once avoidance/minimization has been demonstrated, the applicant may also be required to mitigate for losses to waters of the United States. All applicable permits must be obtained from the Maryland Department of the Environment (MDE) and/or Army Corp of Engineers. A copy of the permit must be provided to the department. Impacts to the NRD shall be minimized during the development of the project.

The Harford County Soil Conservation District (SCD) has reviewed this plan. An adequate erosion and sediment control plan must be integrated with the Stormwater management strategy at the design phase. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized. The department recommends that the existing small pond be inspected for compliance with MD-378

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specifications prior to turning over to the homeowners association. The pond should be inspected to ensure pond safety prior to exchanging ownership.

If any proposed Storm Water Management Facility meets the Small Pond Standard (practice 378), the pond design will have to be approved by the Harford SCD. Also, the pond design must be approved prior to the sediment control plan being signed. Outfall location will be reviewed during design reviews and must safely convey over steep slopes. A NOI permit is required from MDE when a project disturbs more than one (1) acre. Please contact MDE about the NOI permit process.

### **Land Use Distribution:**

Continuing Care Retirement Communities (CCRC) are permitted in the R-1 (Urban Residential) zoning district under Article VIII of the Harford County Zoning Code entitled, "Design Standards for Special Developments". The Preliminary Plan must demonstrate adherence to the design standards and requirements outlined in Section 267.83 of the Zoning Code.

The conventional single family lot development phase of the project proposed to utilize the Natural Resource District (NRD) Development Adjustment Option.

### **Open Space and Community Facilities:**

The Continuing Care Retirement Community will be located on a total of 47.09 acres on Parcel 1. The retirement community shall be designed for 514 dwelling units. The open space requirement for Parcel 1 is 33% of the land acreage with two (2) acres of active open space suitable for active recreation. The plan proposes 29.5 acres of open space (60%) and two (2) acres of active open space on Parcel 1, as well as 58.15 (55%) acres of open space on Parcel 2. Future plans must identify the location, acreage, and amenities of the active open space areas on Parcel 1. Appropriate active open space may include indoor and outdoor facilities designed to provide opportunity for physical activity. No active open space may be located in Natural Resource District Areas with the exception of trails. The Preliminary Plan must clearly delineate all areas of the required active and passive open spaces. Parcel 2 is being developed conventionally and has no open space requirement.

A Recreation Plan must be provided for the CCRC. The plan must clearly delineate the passive and active open space. All required active open space must be provided on site. The active open space must be graded to accommodate safe active recreation. The plan shall also clarify and calculate all the active open space amenities.

Clear access to the open space areas must be provided from the road network. The Preliminary Plan shall show specific recreation sites and improvements as well as detailed calculations of the active open space acreage. Pedestrian sidewalks shall be

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provided along all road frontages. A pedestrian/bicycle connection must be provided on the east corner of the property to Amyclae Drive.

A landscaping plan shall be submitted to the Department of Planning and Zoning for review concurrent with the Preliminary Plan submission.

### **Property Owner Documents:**

Property ownership documents are required for the legal ownership and maintenance of all areas of open space in this development, as well as the stormwater management facilities.

### **Roads and Transportation Network:**

A Traffic Impact Analysis (TIA) shall be required for the proposed development of this property. The traffic impact analysis shall be forwarded concurrent with the Preliminary Plan submission.

All public roads must be designed and constructed to County Standards. Public Works Agreements are required for the road prior to issuance of any building permits.

An access permit will be required from the Access Management Division (AMD) of the State Highway Administration (SHA) for the proposed public street connection on MD 543.

The State Highway Administration will defer specific comments regarding the proposed site access until their review of the TIA has been completed. Site access and any required off-site road improvements taking place on a state road will be subject to the review and approval of SHA, and an access permit will be required to construct those improvements.

Specific questions shall be directed to Mr. Richard Zeller at 410-545-4498 or 1-800-876-4742 ext. 5598, or email at [rzeller@sha.state.md.us](mailto:rzeller@sha.state.md.us).

Specific road names (public and private) shall appear on the Preliminary Plan. The Harford County Department of Planning and Zoning recommends that the consultant contact Ms. Robin Wales of Emergency Operation at 410-638-4900 to verify that the proposed names are not duplicated within the County. The proposed access road shall be a public road, designed and constructed to County Standards.

### **Utilities:**

The Department of Public Works, Division of Highways and Water Resources has reviewed this concept plan. A sediment control plan and a grading permit will be

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required for the development of this site. Stormwater management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1. A Stormwater Management Concept Plan must be submitted for review at the time of Preliminary Plan submittal.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of any building permits.

Maintenance of the stormwater management facilities are the responsibility of the lot owners and shall be stipulated in the association documents. Road plans will need to be approved and a Public Works Agreement (PWA) will need to be executed prior to the issuance of building permits for the site. A sidewalk/pedestrian path shall be provided along the frontage of MD 543.

The Department of Public Works, Division of Water and Sewer has reviewed and approved this plan. The Preliminary Plan for the Eva Mar project shall show all of the offsite water and/or sewer improvements that will be required. The consultant shall provide additional detailed sheet to accomplish this task if necessary. Every lot created must be configured so that it can be served with a gravity sewer main. Pressure sewers will not be allowed to serve any portion of the proposed project.

The proposed water system shall connect to the existing mains in Fountain Green Road, Fallstaff Road and Cloverfield Court. These three (3) mains shall be completely interconnected with an alignment matching the proposed road network.

The contract numbers for this project are 9794 for water and 9795 for sewer. The numbers shall be placed on the utility construction drawings before their initial submittal to the County for review.

The Harford County Health Department has extended its approval for the above referenced site plan. The site will be serviced by public water and sewer. A print must be submitted to the Health Department indicating the location of all wells and on-site disposal systems.

The existing structures have been demolished. All aspects of the demolition work must be reviewed, approved and completed to the satisfaction of the health department. This includes, but is not limited to the abandonment of any wells and septic systems, asbestos, underground storage tanks, hazardous materials, solid wastes, etc. and the forwarding of any documentation concerning the demolition work. Questions concerning the demolition work may be directed to Mr. Joe DeLizia of the Harford County Health Department's Air/Waste Division. The contact telephone numbers are 410-877-2335 or 410-877-2326.

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The owner/applicant must contact the Maryland Department of Health and Mental Hygiene (DHMH), Office of Health Care Quality for long term care at 410-402-8200 and assisted living at 410-402-8217 for licensing requirements. The applicant needs to contact Lisa Kalama of the Harford County Health Department (HCHD), Division of Food Control at 410-877 2332 concerning HCHD requirements for the food service facilities for this project.

If a swimming pool is planned for this site, specific permits and oversight from both the Harford County Health Department and the Maryland Department of Health and Mental Hygiene (DHMH). Construction plans for the pool must be submitted to DHMH for review and approval prior to the issuance of a building permit to construct a pool/spa. Prior to being placed into use, the facility will require a final post construction inspection by both the HCHD and DHMH and a permit issued by the HCHD to operate. Please contact Dan Driscoll of the Health Department at 410-877-2316 for further instructions regarding the construction, operation, and inspection of the swimming pool.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

Additional comments may be forthcoming upon review of a Preliminary Plan. The final plat must bear the standard owner's statement and the master plan conformance statement.

The Harford County Department of Emergency Services shall require that all named public and private roads be reviewed for duplication. The buildings will be addressed accordingly after roads have been named.

All community buildings need to have Knox Key Boxes installed on the address side of the building. Proposed community center(s) shall also have a Knox Key Boxes installed if it has an automatic sprinkler system or a supervised, automatic fire detection system per NFPA1, Part III, 3-6. The buildings shall be keyed for the Bel Air Fire Department. The Fire Department requests that all buildings that have streets on two sides to be properly addressed to eliminate responder confusion and that the buildings be identified with number and street name on both sides of the buildings.

### **Growth Management:**

The Growth Management provisions of the Harford County Zoning Code shall be applicable for this development. The school districts affected by this plan are Hickory Elementary, Southhampton Middle and C. Milton Wright High Schools, respectively. These schools are currently projected to be under 110% of their rated capacities within the next three (3) years. The capacities of these schools with respect to the Adequate

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Public Facilities (APF) regulations will be reviewed at the time of Preliminary Plan review.

**Conclusion:**

The Preliminary Plan for this development shall clearly address the concerns of this approval letter and shall be in substantial conformance with this approval. Minor variations within the Preliminary Plan may be acceptable.

The requirements of the Zoning Code and other applicable Federal, State, and County regulations shall apply to this development.

If you have any questions regarding this approval, please contact Mr. Milton (Moe) Davenport at 410-638-3103.

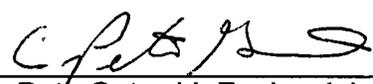
Subject to the conditions as stated herein, concept approval is hereby granted and is valid for five years.

The signed original of this letter, indicating concurrence by the owner/developer with the conditions as stated herein, must be returned within sixty (60) days of the date of this approval.

Concept plan approval is granted under the conditions as stated herein.

I hereby accept the conditions of this concept plan approval.

  
Milton D. Davenport, Chief  
Development Review

 6/30/14  
C. Pete Gutwald, Zoning Administrator Date  
Planning and Zoning

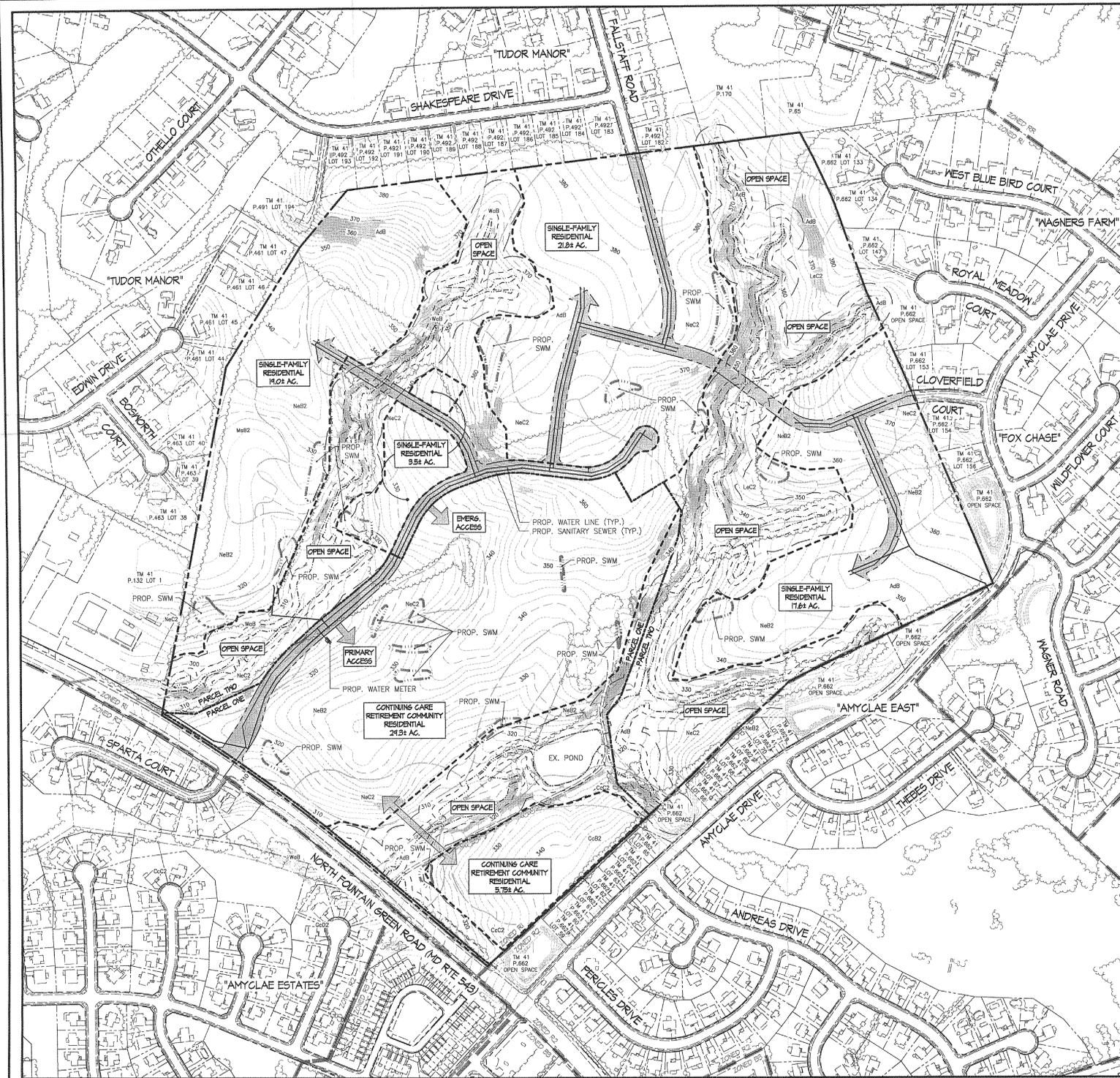
 7/1/14  
Signature of Owner/Developer Date

MDD:CPG:EV/dm

cc: P&Z; DPW; Health Dept.;  
SHA; P&R; Engineer; Owner

RECEIVED

JUL -1 2014



**SITE DATA:**

- OWNER: EUGENE R. PROBST & JOHN L. PROBST TRUSTEES  
C/O JOHN PROBST  
1127 PILGRIM'S PATHWAY  
PEACH BOTTOM, PA 17563
- DEVELOPER/ CONTRACT PURCHASERS: ELM STREET DEVELOPMENT  
5074 DORSEY HALL DRIVE, SUITE 205  
ELICOTT CITY, MD 21042  
CONTACT: MICHAEL CHARLTON
- PROPERTY INFORMATION:  
ADDRESS: 301 N. FOUNTAIN GREEN ROAD, BEL AIR, MD  
TAX MAP 41 PARCEL 131  
DEED REFERENCE: 8004/143  
EXISTING ZONING: R1
- SITE AREA: 152.574± AC. (PER BOUNDARY PLAT PREPARED BY MORRIS & RITCHE ASSOCIATES, INC., DATED JANUARY 2013.)
- AREA OF NATURAL RESOURCE DISTRICT: PARCEL 1: 8.22± AC. (17.5%)  
PARCEL 2: 31.68± AC. (20%)
- THE ON-SITE EXISTING CONDITIONS INFORMATION IS BASED ON FIELD SURVEY BY MORRIS & RITCHE ASSOCIATES, INC. OCTOBER 2013. OFF-SITE EXISTING CONDITIONS ARE BASED ON HARFORD COUNTY GIS INFORMATION.
- THERE IS NO 100-YEAR FEMA FLOODPLAIN ON-SITE PER FEMA FIRM MAP NO. 240250162 D & 240250168 D, EFFECTIVE DATE JANUARY 7, 2000.
- THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
- THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
- THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." ARE BASED ON A DELINEATION ORIGINALLY CONDUCTED BY ECOTONE, INC. AUGUST 2010. A REVIEW AND UPDATE WAS CONDUCTED BY ECOTONE, INC. NOVEMBER 2011.  
A FIELD SURVEY OF THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." WAS CONDUCTED BY HIGHLAND SURVEY, INC.  
THE NATURAL RESOURCE DISTRICT (NRD) WAS EXPANDED IN AREAS IDENTIFIED BY HARFORD COUNTY DEPARTMENT OF PLANNING & ZONING.
- THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
- EXISTING STRUCTURES LOCATED ON-SITE HAVE BEEN RAZED.
- PROPOSED USE: CONTINUING CARE RETIREMENT COMMUNITY PARCEL 1: 47.09 AC.  
144 CONVENTIONAL SINGLE-FAMILY LOTS PARCEL 2: 105.48 AC.

PRODUCT TYPE	PHASE ONE	FUTURE PHASES	TOTAL
INDEPENDENT LIVING VILLAGES	0	14	14
INDEPENDENT LIVING APARTMENTS	160	250	410
HEALTH CARE	45	45	90
TOTAL	205	309	514

PROPOSED COMMON AREA FACILITIES: 36,000± S.F. (INCLUDED IN COMMUNITY CENTER BUILDING)  
COMMON DINING ROOM  
PRIVATE DINING ROOM  
BISTRO / BAR  
CRAFT ROOM  
EXERCISE ROOM  
GAME ROOM  
LIVING ROOM  
BEAUTY SHOP

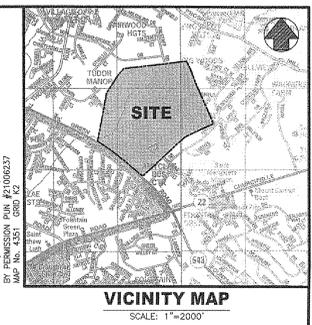
PROPOSED COMMON AREA FUTURE CONSTRUCTION: WELLNESS CENTER & CHAPEL

14. DENSITY:  
ALLOWED: PARCEL 1: 25 DU / ACRE @ 47.09 AC. = 1,177.25 DU  
PARCEL 2: 1.8 DU / ACRE @ 105.48 AC. = 189.86 DU  
PROPOSED: PARCEL 1: 10.9 DU / ACRE (514 DU / 47.09 AC.)  
PARCEL 2: 1.4 DU / ACRE (144 LOTS / 105.48 AC.)

15. BUILDING SETBACKS / REGULATIONS:

	B2 (NRD ADJUSTMENT)	CCRC
MINIMUM FRONTYARD SETBACK:	25'	15'
MINIMUM SIDEYARD SETBACK:	6' (20' TOTAL)	50'
MINIMUM REARYARD SETBACK:	2'	50'
MAXIMUM HEIGHT:	3 STORIES	4 STORIES
MINIMUM LOT AREA:	10,000 S.F.	N/A
MINIMUM LOT WIDTH:	60'	N/A
MAXIMUM BUILDING COVERAGE:	N/A	40%
MAXIMUM IMPERVIOUS COVERAGE:	65%	60%
MINIMUM BUILDING TO BUILDING:	N/A	30'

16. OPEN SPACE:  
REQUIRED: PARCEL 1: 33%, 2 ACRES ACTIVE OPEN SPACE  
PARCEL 2: NONE  
PROPOSED: PARCEL 1: 60%± (93.54 AC.), 2 ACRES MINIMUM ACTIVE OPEN SPACE (INDOOR AND/OR OUTDOOR FACILITIES)  
PARCEL 2: 55%±, (58.15± AC.)



CONCEPT PLAN NO. C-14-084-3  
APPROVED AS PER LETTER DATED 6/14  
SUBJECT TO CONDITIONS SET IN THE LETTER.  
Director, Planning and Zoning

**ADJOINING PROPERTY OWNER LIST**

TAX MAP / PARCEL	OWNER	ADDRESS	ZONING
T.M. 41 P. 132 LOT 1	HARFORD COUNTY MARYLAND	220 S. MAIN STREET, BEL AIR, MD 21014	R1
T.M. 41 P. 463 LOT 38	STEPHEN P. BOSWORTH & TRINA COHEN	1600 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 463 LOT 39	JOHN R. MILLER & BARBARA A. MILLER	1601 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 463 LOT 40	ROBERT J. MCGANEY	1603 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 44	MICHAEL A. BROWN & SUSANNE S. BROWN	1721 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 45	TERRY LEE RUDDOCK & DIANA MARIE RUDDOCK TRUSTEES	1723 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 46	KEVIN F. O'CONNOR & PAMELA R. O'CONNOR	1728 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 47	WILLIAM E. HART & JANET L. HART	1726 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 491 LOT 194	MICHAEL A. MARTINI & JANINE Y. MARTINI	1721 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 193	JOHN W. GERDES & CHELSEA A. GERDES	1723 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 192	JOHN G. EVANS, JR. & BEVERLY B. EVANS	1725 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 191	PAUL A. COORS & DEBRA A. DIGNAN	1727 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 190	MARY LOUISE HARNER	1729 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 189	THOMAS J. MCNAMEE & YONNEE P. MCNAMEE	1731 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 188	KERRY L. UPDEGROVE, JR. & LINDA M. UPDEGROVE	1733 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 187	JAMES R. O'BRIEN & CATHY M. O'BRIEN	1735 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 186	JAMES F. STANGLE & JUDY L. STANGLE	1737 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 185	STEVEN R. BRYANT & MARY C. BRYANT	1741 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 184	JAMES A. GUSPER & BARBARA C. GUSPER	1743 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 183	FRANCIS P. MIRABELLE & ROSEMARY W. MIRABELLE	1800 FALSTAFF ROAD, BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 182	WILLIAM E. MONTANARY, JR.	1801 FALSTAFF ROAD, BEL AIR, MD 21015	R1
T.M. 41 P. 170	RICHARD M. SPONANGL & ROSE M. BRAMAN	1920 BEECH STREET, BEL AIR, MD 21015	R1
T.M. 41 P. 675	DONALD L. VCAR & ROBIN K. VCAR	1918 BEECH STREET, BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 133	KENNETH W. SMITH	1216 W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 134	DEVANG THAKER & PAULUM THAKER	1214 W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 147	BRETT A. HALSEY & DEANNA D. HALSEY	1206 ROYAL MEADOW CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 OS	HARFORD PROPERTIES AT AMYCLAE LLC	W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 153	ROSS C. SMITH, N & JULIE R. SMITH	1205 CLOVERFIELD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 154	BRYAN J. EWING & KELLY L. EWING	1204 CLOVERFIELD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 156	MYRNA VILLANUEVA & JENNIFER L. VILLANUEVA	1906 AMYCLAE DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 662 OS	FOX CHASE AT BEL AIR HOMEOWNERS ASSOCIATION INC.	AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 OS	AMYCLAE EAST HOMEOWNERS ASSOCIATION INC.	AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 71	BRYAN J. CUSHNER & RINA R. CUSHNER	1712 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 70	ROBERT C. ACQUAVELLA & KATHLEEN D. ACQUAVELLA	1710 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 69	LEONARD HERBOWCZ	1708 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 68	PAUL J. ZILKA & PATRICIA A. ZILKA	1706 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 67	KRISTIN L. CONNELLY & KEVIN CONNELLY	1704 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 66	ADRIENE HORDOWCZ & CHRISTOPHER HORDOWCZ	1702 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 65	TIMOTHY D. MALLORY & GINA M. MALLORY	1614 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 64	RANDOLPH C. BAKER	1612 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 63	PAUL S. DUEMMEL & JENNIFER A. DUEMMEL	1610 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 62	YUNG JIM KIM & OK MI KIM	1608 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 61	ANBAL FELICIANO & WINIFRED T. FELICIANO	1606 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 60	CHRISTOPHER R. MATTHEWS & CHRISTINE M. JENSEN	1604 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 59	MICHAEL S. NIEDZWIECKI & LISA NIEDZWIECKI	1602 AMYCLAE DRIVE, BEL AIR, MD 21015	R2

**LEGEND:**

- 10' --- EXISTING 2' INTERVAL CONTOUR
- 10' --- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- PROPOSED BUILDING SETBACK
- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING FENCE
- PROPOSED LOT LINE
- PROPOSED EDGE OF PAVEMENT
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- PROPOSED PARCEL LINE
- EXISTING ADJOINING PROPERTY LINE
- SOILS LINE AND DESIGNATION
- EXISTING STREAM
- LOCATION OF NONTIDAL WETLANDS
- LOCATION OF 25' STATE NONTIDAL WETLAND BUFFER
- LOCATION OF NATURAL RESOURCE DISTRICT
- ZONING LINE
- EXISTING STORM DRAIN
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER
- PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED SANITARY SEWER
- DENOTES AREA OF SLOPES 15% - 25%
- DENOTES AREA OF STEEP SLOPES > OR = 25%

**SOILS DATA**

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
A8B	ALDINO	3-8%	LIMITED	YES	NO	YES	D
C6B2	CHESTER	3-8%	NO	NO	YES	NO	B
C6C2	CHESTER	8-15%	NO	NO	NO	NO	B
G6C2	GLENELO	15-25%	NO	YES	NO	YES	B
L6C2	LIGORE	8-15%	NO	NO	NO	NO	C
M6B2	MONTALTO	3-8%	NO	NO	YES	YES	B
N6B2	NESHAMINY	3-8%	NO	NO	YES	NO	B
N6C2	NESHAMINY	8-15%	NO	NO	NO	NO	B
W6B	WATCHUNG	3-8%	YES	YES	NO	YES	D

**MORRIS & RITCHE ASSOCIATES, INC.**  
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**MRA**

**SERIES TWO CONCEPT PLAN FOR EVA MAR**

THIRD ELECTION DISTRICT

DATE: 04/30/2014  
REVISIONS: ADDRESS DAC COMMENTS

HARFORD COUNTY, MARYLAND  
JOB NO.: 18077/17613  
SCALE: 1" = 200'  
DATE: 02/28/2013  
DRAWN BY: MWM  
DESIGN BY: MWM/AGD  
REVIEW BY: JMK/PTM  
SHEET: 1 OF 1